THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 16089048

BILL GARRETT, Davidson County
Trans: T20160087203 DEEDWARR
Recvd: 10/04/16 12:54 2 pgs
Fees: 13.00 Taxes: 1184.00
20161004-0104632

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

JAnderson
Affiant

Subscribed and sworn to before me, this 30th day of September, 2016.

janderson
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Evan Galante and Phyllis Jewell 1004 Potter Lane Nashville TN 37206	New Owner	Tax Parcel ID No. 083-08-0-081.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Logan Tyler McGuire and Lee Anna McGuire, husband and wife and Charles David Culp, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Evan Galante, unmarried and Phyllis Jewell, married, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 107, as shown on the map entitled Rosewood Heights, Section 3, of record in Book 2133, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LOGAN TYLER MCGUIRE AND WIFE, LEE ANNA MCGUIRE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP AND CHARLES DAVID CULP, A MARRIED MAN, by deed from MARSHA PIERONI, AN UNMARRIED WOMAN, of record in Instrument No. 20150209-0011752, dated February 6, 2015, said Register's Office.

Jackie A. Culp joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 083-08-0-081.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 2133, page 61, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4026, page 551, said Register's Office.

This is improved property located at 1004 Potter Lane Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2016.

Logan Tyler McGuire by Lee Anna McGuire his Attorney-in-Fact

Lee Anna McGuire

Charles David Culp by Lee Anna McGuire his Attorney-in-Fact

Jackie A. Culp by Lee Anna McGuire her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee Anna McGuire, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Logan Tyler McGuire, Charles David Culp and Jackie A. Culp, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018